

March 4, 2011



To: Connecticut General Assembly, Commerce Committee
Re: **Support of Section 17 or Raised Bill 6526**

My name is Kim Morque and I am president of Spinnaker Real Estate Partners, LLC. I write in support of Section 17 or Raised Bill 6526, Spinnaker, located in South Norwalk, CT, develops, owns and manages mixed-use, commercial, and multi-family properties in Connecticut and other states and has a positive record in the development of formerly contaminated properties.

Our experience in Connecticut leads us to believe that the current program of addressing the cleanup and redevelopment of Brownfield properties has inhibited remediation and redevelopment of contaminated properties: the program is not only cumbersome administratively, it imposes liabilities on innocent purchasers for conditions they did not create and saddles them with unending liability.

Section 17 of Raised Bill 6526, however, sets out a one-stop comprehensive program that will provide clarity, predictability, simplicity, certainty, and efficiency, all geared to attract redevelopment and jobs in tough economic times with scarce public resources. The bill also aims to shift the expenditure of funds for cleanup of Brownfield sites from public to private sources.

Regrettably, the vast majority of the beneficial impacts of this section could be scuttled because subsection (b) of section 17 inserts limitations and subjective uncertainties into the program that will continue to put Connecticut at a disadvantage as a place to conduct Brownfield redevelopment relative to other states. This clause contradicts the spirit of the rest of the section that reflects the philosophy that cleaning up any Brownfield, no matter what size or location, positively advances the environment and the economy and should be enthusiastically encouraged, not restrained. As a further constraint, a second clause in subsection (b) would limit the program to 20 properties per year.

(In addition, we also support the Statement in Support of Section 17 of Raised Bill 6526 submitted by the Connecticut and Suburban NY Chapter of NAIOP Commercial Real Estate Development Association, of which I am a past chapter President.)

Section 17 of Raised Bill 6526 comprises an innovative effort to attract private investment to redevelop and clean up our state's Brownfield sites for productive reuse and job creation. Once the limitations on the number of sites and the imposition of non-environmental criteria now proposed in HB 6526 are removed, the bill will deserve the ardent support of those who support both a clean environment and a strong economy.

A handwritten signature in black ink, appearing to read "Kim Morque".

Kim Morque, President
Spinnaker Real Estate Partners, LLC